

# PUBLIC MEETING MINUTES

VILLAGE OF WOODSTOCK, VERMONT

31 The Green

Woodstock, VT 05091

(802) 457-7515

## VILLAGE DESIGN ADVISORY COMMITTEE

The Village Design Advisory Committee met on Wednesday, Wednesday July 5, 2023, at 4:00 PM.

Members Present: Beverly Humpstone, Vice Chair, Ellen Soroka, and Larry Zeitlin

Staff Present: Steven Bauer and Stephanie Appelfeller

Public Present: Ben Pauly, Francine Monaco

### Called to Order:

Beverly Humpstone called the meeting to order at 4:13 PM.

### Public Hearing:

#### A. V-3791-23: Frost Mills Realty Trust

Location: 4 Benson Place

Parcel ID: 20.52.04

Proposed Development:

To build a 693 addition to the existing house.

Francine Monaco presented that a new exterior rendering for the addition has been provided. The applicant considered the commission's recommendations however, decided to keep the original plan with the proposed addition consisting of a stone façade and the existing main house containing wood siding to intentionally keep the two structures different. Ellen Soroka questioned if the two buildings connect, and Francine Monaco explained there is a 3-foot gap between the existing home and the proposed addition. Beverly Humpstone does not approve of the plan as presented and requests the applicant add stone onto the existing home in some way to visually connect the proposed addition and existing structure. Larry Zeitlin and Ellen Soroka do not oppose the application as presented.

Steven Bauer mentioned that this is a minor application as the proposed addition is not visible to the public. Beverly Humpstone suggests the application should go before the VDRB and should not be considered a minor application. Ellen Soroka mentions the proposed addition should be located further from the main home to create distinction between the two buildings.

Beverly Humpstone indicates the proposed façade materials are incompatible and recommends the application be heard at the VDRB meeting on July 12, 2023.

The Committee recommended a full design review process should be required. The Committee suggested that the VDRB should consider whether the proposed building materials are

compatible or possess a kind or type which are appropriate to the building, pursuant to due to Section 405(G)(5).

**B. V-3801-23: Woodstock Resort Corp.**

Location: 14 The Green

Parcel ID: 23.56.26

Proposed Development:

To install 3 condenser units on the west side of the Woodstock Inn.

Ben Pauly of the Woodstock Resort Corp. presented the application. Ben Pauly explained the walk in coolers and freezers at the Woodstock Inn lower kitchen are failing and being replaced. The existing condensers cannot be connected to generators and will also need to be replaced. The proposed units will be placed directly outside the kitchen near the coolers on South Street. Ben Pauly indicated there is an existing 52” tall brick wall along the sidewalk and additional landscape screening will be added. The three proposed units are required to sit on a 24” stand. The sound from the units will be in the range of 55-59 decibels.

Ben Pauly mentions the existing brick wall along the sidewalk is 52” tall and these units will be 53” tall including the 24” stand. Additionally, there will be witch hazel planted to screen the units that grow 15 feet tall. Ben Pauly mentions a hedge cannot be planted as it is full shade in this location.

Beverly Humpstone questions how loud all 3 units will be together and Ben Pauly replied the units will turn on and off depending how often the coolers are used and can run 5-15 minutes at a time.

Ellen Soroka motioned to approve the application as presented.

Larry seconded the motion.

**Motion passed 4-0.**

**Meeting adjourned at 4:52pm.**